

LOT 27  
IN OR 2543/698  
PIRATES WOOD 4 UNR

ROGERS CHARLES MACK & PAULA JACKSON  
4444 GA HWY 158 W  
DOUGLAS, GA 31535

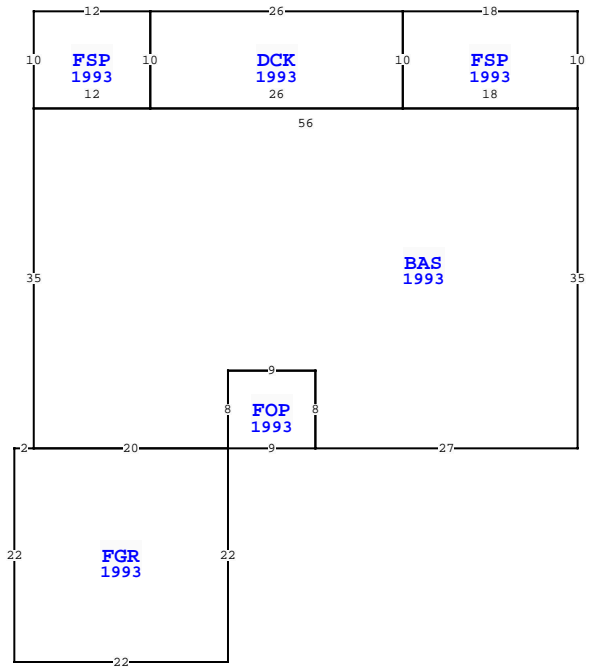
2025

43-3N-28-509D-0027-0000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	60		
Interior Floo	11	CLAY TILE	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	3		100		
Bathrooms	2		100		
Frame	02	WOOD FRAME	100		
Stories	1.		1. 100		
Units	0		100		
BUD4 Adjustme	30	.	100		
BUD8 Adjustme	04	DIST 01	100		
Occupancy	00	NONE	100		
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC	4032.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	1993	1,888	339,692
DCK	260	10	1993	26	4,678
FGR	484	55	1993	266	47,860
FOP	72	30	1993	22	3,958
FSP	120	40	1993	48	8,636
FSP	180	40	1993	72	12,955
TOTALS	3,004			2,322	417,778

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,322	147.3528	194.51	451,652	1988	2008	0	0	7.50	92.50
1 SNGL FAM - 0% - 2023 Heated Area: 1888 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			417,778
TOTAL MARKET OB/XF VALUE			20,912
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			638,690
SOH/AGL Deduction			0
ASSESSED VALUE			638,690
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			638,690
TOTAL JUST VALUE			638,690
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			589,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800805	REPAIR/RRF	12,498	01/01/2018
ML703889	H/AC	0	05/02/2017
2477	H/AC	2,500	03/01/1988
2924	NEW CONSTR	2,500	02/24/1988
4755	NEW CONSTR	2,000	01/20/1988
4597	NEW CONSTR	102,600	01/14/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2543/0698	3/02/2022	WD	Q	I	01	640,000
GRANTOR: FOX SAWYER R						
GRANTEE: ROGERS CHARLES MACK						
2329/1346	12/31/2019	WD	Q	I	01	360,000
GRANTOR: MCKINNON BOBBY E & BE						
GRANTEE: FOX SAWYER R						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	16	20	320.00	SF	6.50	6.50	100	1988	1988	3	52	1,082	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
3	0300	BOAT DCK W	0	0	0	0	860.00	SF	40.00	40.00	100	1988	1988	3	20	6,880	
4	0812	CONCRETE C	0	0	0	0	1,403.00	SF	4.00	4.00	100	1992	1992	3	62	3,479	
5	0311	WD GANG WY	0	0	0	0	18.00	SF	45.00	45.00	100	2005	2005	3	22	178	
6	0303	FLT DOCK W	0	0	18	8	144.00	SF	26.00	26.00	100	2005	2005	3	36	1,348	
7	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2005	2005	3	22	330	
8	0350	CARPORT WD	0	0	13	10	130.00	SF	13.00	13.00	100	2012	2012	3	50	845	
9	0350	CARPORT WD	0	0	18	10	180.00	SF	13.00	13.00	100	2012	2012	3	50	1,170	
10	0855	CONC PAVER	0	0	0	0	350.00	SF	10.00	10.00	100	2020	2020	3	98	3,430	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 03/13/2020 BY KW																								
Total Acres: 0.00					Total Land Value: 200,000					Market: 0					Agricultural: 0					Common: 200,000				